

607 C Street
Cheney WA 99004

Multifamily Property For Sale






Presented By:

Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue



Property Highlights

- 10 - 1 Bed/1 Bath Units
- Laundry On Site
- Upside on Rents
- Seller Financing Available
- Located on an Oversized Corner Lot
- Tenant Parking & Off Street Parking
- Great Location Close to Eastern Washington University
- Rental Income of \$8,653/Month

Offering Summary




- Sale Price: **\$1,200,000**
- Number of Units: 10
- Lot Size: .27 Acres
- Building Size: 4,200 SF
- NOI: \$84,958.76
- Cap Rate: 7.08%
- Parcel #:13132.5806

Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



**REAL
ESTATE**

 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue




PHOTOS



Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue

PHOTOS






Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



REAL
ESTATE

 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue

MAP LOCATION



Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



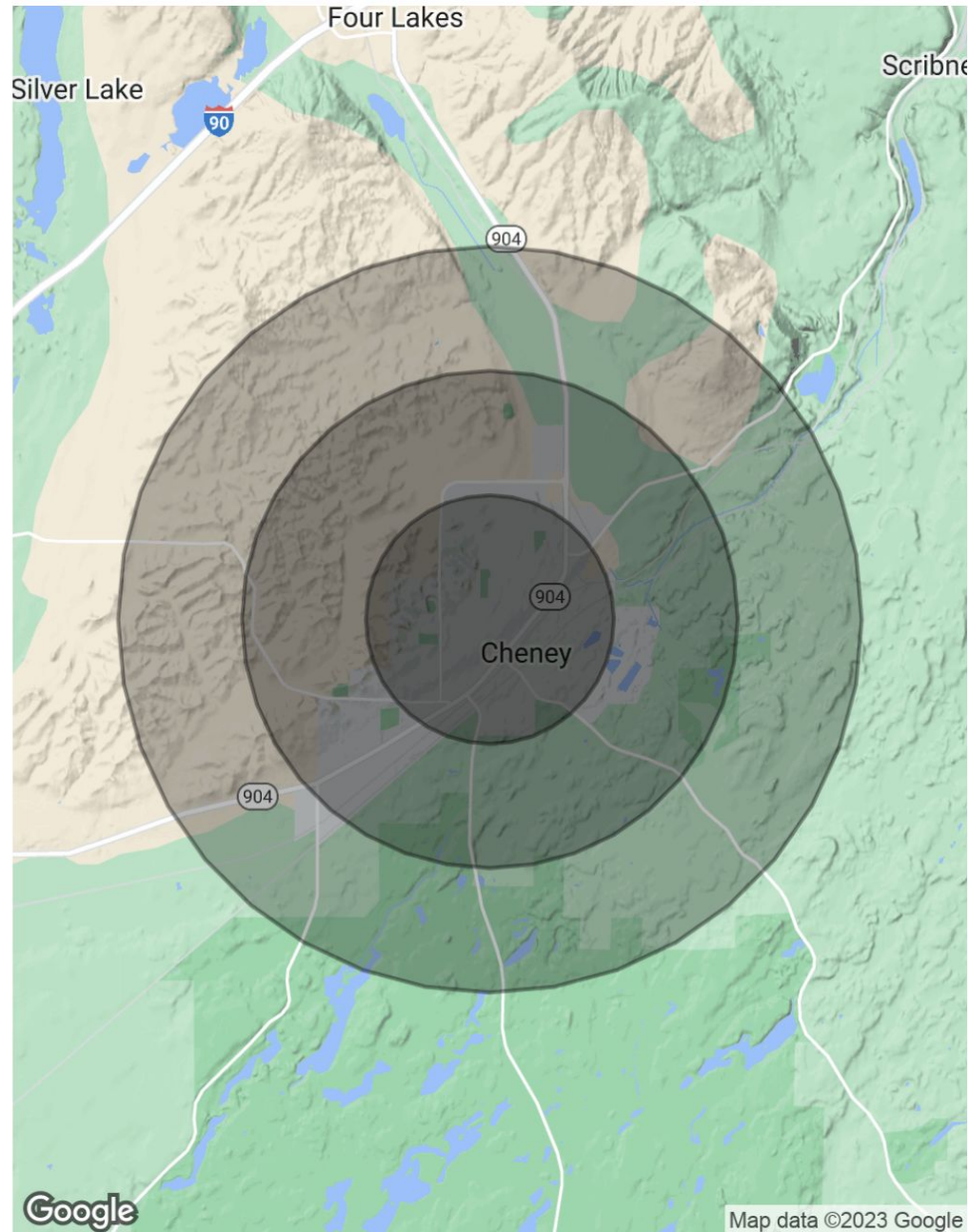
www.ltrealestateco.com
509.315.8660
902 W Garland Avenue

DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	15,219	59,194	122,477
Average Age	35.4	34.2	34.1
Average Age (Male)	36.7	33.9	33.1
Average Age (Female)	34.3	34.6	35.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,220	26,308	54,098
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$39,849	\$40,532	\$45,818
Average House Value	\$154,526	\$154,024	\$166,813

* Demographic data derived from 2020 ACS - US Census



Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



www.ltrealestateco.com
509.315.8660
902 W Garland Avenue

Disclaimer

All materials and information received or derived from LT Real Estate & Property Management its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither LT Real Estate & Property Management its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. LT Real Estate & Property Management will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. LT Real Estate & Property Management makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. LT Real Estate & Property Management does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by LT Real Estate & Property Management in compliance with all applicable fair housing and equal opportunity laws.

